

**UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK**

----- X
In re: :
 : Chapter 11
VIEWSTAR LLC, :
 : Case No.: 24-22716 (SHL)
Debtor. :
----- X

**DECLARATION OF GREG CORBIN IN SUPPORT OF APPROVAL
OF SALE OF DEBTOR'S REAL PROPERTY TO PURCHASER**

GREG CORBIN hereby declares under penalty of perjury and pursuant to 28 U.S.C.
§ 1746 as follows:

1. I am the President of Northgate Real Estate Group ("Northgate"), a firm with specific focus on bankruptcy, restructuring, foreclosures, loan sales, and workouts. Northgate is a licensed real estate broker in and by the states of New York and New Jersey.

2. Unless otherwise stated in this Declaration, the facts set forth herein are based on my personal knowledge, information, and belief.

3. I respectfully submit this Declaration in support of approval of the sale of real property of Viewstar LLC (the "Debtor") 10 Mountainview Road, Upper Saddle River, New Jersey (the "Property") to 10 Mountainview LLC (the "Purchaser," or the "Junior Mortgagee") pursuant to that certain *Real Estate Purchase Agreement* (the "Purchase Agreement") between the Debtor and the Purchaser.

4. The Debtor commenced its chapter 11 case on August 15, 2024 (the "Petition Date").

5. On February 5, 2025, the Court entered an order [ECF No. 79] authorizing the Debtor to retain Northgate as the Debtor's real estate advisor in connection with the auction sale

of the Property pursuant to bid procedures (the “Bid Procedures”) approved by the Court pursuant to an order [ECF No. 95] entered on April 30, 2025.

6. Following Northgate’s retention, Northgate actively marketed the Property to a vast number of investors, developers, private equity funds, bankruptcy attorneys and trustees, lenders, family offices, syndicators, high net worth individuals, and distressed asset investors both locally and nationally. We also worked with outside commercial and residential brokerage firms. With direct emails, social media, industry websites, co-brokers, print & online advertisements, and publications, we estimate that we’ve reached over **150,000** people. In addition, Northgate took the following actions to market the Property:

- Created and sent HTML email campaigns to 121,000 people with 39,000 core investors
- Launched social media campaigns on LinkedIn, Instagram, and Twitter
- Posted the listing to real estate websites: CoStar / Loopnet, Crexi, Brevitas, PropertyShark / Commercial Café, Xchange Loans, Aparmentbuildings.com, RI Marketplace, and Traded
- Ran print ads in the New York Times, Bergen Record, Journal News and NY Daily News
- Ran print, web, and banner ads in Pincus Media Co’s newsletter, and on their website
- Designed a 38-page offering memorandum and emailed to investors
- Sent emails to over 7,000 real estate and bankruptcy attorneys, professionals, and trustees (mostly NY/NJ)
- Featured as New York Real Estate Journal Property of the Month (advertorial)
- Emailed the outside brokerage community, both commercial and residential, from our proprietary tri-state list of 26,250 brokers and sales agents
- Posted as a Featured Property on the homepage of Northgate Real Estate Group Website
- Sent dedicated email blast to Pincus Media Co’s database and The Jewish Press’s database as a content partner

- Utilized our proprietary database to call & email New Jersey-centric, greater New York, and Nationwide investors, developers, private equity and debt funds, bankruptcy attorneys and trustees, lenders, family offices, syndicators, and distressed asset investors
- Featured in IceMiller: Opportunities in the Distressed Market

7. A copy of Northgate's *Marketing Report* for the Property is annexed hereto as Exhibit A.

8. Through the efforts of Northgate (in consultation with the Debtor and its professionals), K&K Developers, Inc. ("K&K") was identified as an interested buyer for the Property, and the Debtor entered into negotiations for K&K to be a stalking horse bidder for the Property. On May 1, 2025, K&K signed a *Stalking Horse Real Estate Purchase Agreement* (the "Stalking Horse Contract") with the Debtor. On May 6, 2025, the Debtor received an initial deposit from K&K pursuant to the Stalking Horse Contract. On May 30, 2025, the parties signed an Amendment to the Stalking Horse Contract to extend the due diligence period thereunder, and K&K delivered an additional \$100,000 deposit in consideration for the extension. On June 27, 2025, the Debtor received all deposits required to be made from K&K under the Stalking Horse Contract, as amended.

9. On June 27, 2025, the Debtor filed the *Notice of Stalking Horse Bidder* [ECF No. 100], which attached the Stalking Horse Contract as an exhibit.

10. Following the Debtor's entry into the Stalking Horse Contract, the following parties submitted bids for the Property, substantially in the form of the Stalking Horse Contract: (i) the Junior Mortgagee, the Debtor's junior secured lender, with a purchase price of \$22.0 million; (ii) CF Consulting Forty Three, LLC ("CF Consulting"), with a purchase price of \$21.8 million, and (iii) the Senior Mortgagee, which submitted a credit bid in the amount of \$18,632,114.95.

11. On August 7, 2025, Northgate and Manion Auctions conducted the auction sale of the Property. The Auction was conducted at Northgate's offices at 1633 Broadway, 46th Floor, New York, NY 10019, as well as via Zoom. Representatives of and counsel for the Debtor, K&K, the Junior Mortgagee, CF Consulting, and the Senior Mortgagee attended the Auction. After 26 rounds of competitive bidding, the Junior Mortgagee was designated as the winning bidder with a bid of \$26,000,000.00. K&K was designated as the back-up bidder with the second highest bid of \$25,800,000.00.

12. I am advised that the Debtor has determined, in the exercise of its business judgment, that the sale of the Property to the Purchaser under the terms of the Purchase Agreement is the highest and best offer based on the following considerations:

- (a) The Property has been extensively marketed, and the Property was subject to active bidding at an Auction;
- (b) The terms of the Purchase Agreement with the Purchaser are substantially the same as the terms of the purchase agreements submitted by the other bidders at the Auction; and
- (c) The Purchaser's winning bid of \$26 million was the highest bid submitted at the Auction.

13. Based on all of the foregoing, I respectfully submit that the Court should approve the proposed sale to the Purchaser as the highest and best offer for the Property.

Pursuant to 28 U.S.C. § 1746, I declare under penalty of perjury that the foregoing statements are true and correct.

Dated: New York, New York
August 8, 2025



Greg Corbin

EXHIBIT A



Marketing Report:

10 Mountainview Road, Upper Saddle River, NJ

Greg Corbin, President
Chaya Milworn, Executive Managing Director



Through numerous mediums, Northgate Real Estate Group conducted a robust campaign for the Bankruptcy Sale of 10 Mountainview Road, Upper Saddle River, NJ. We marketed to a vast number of investors, developers, private equity and debt funds, high net worth individuals, bankruptcy attorneys and trustees, lenders, family offices, syndicators, and distressed asset investors both locally and nationally. We also worked with outside commercial and residential brokerage firms. With direct emails, social media, industry websites, co-brokers, print & online advertisements, and publications, we estimate that we've reached over **150,000 people.**

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- Designed a 38-page offering memorandum and emailed to investors
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- Featured as *New York Real Estate Journal* Property of the Month (advertorial)
- Emailed the outside brokerage community, both commercial and residential, from our proprietary tri-state list of **26,250** brokers and sales agents
- Posted as a Featured Property on the homepage of Northgate Real Estate Group Website
- Sent dedicated email blast to *Pincus Media Co's* database and *The Jewish Press's* database as a content partner
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- Featured in IceMiller: Opportunities in the Distressed Market



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BANKRUPTCY SALE
10 MOUNTAINVIEW RD, UPPER SADDLE RIVER, NJ
RESIDENTIAL REDEVELOPMENT OPPORTUNITY
193,332 SF VACANT Office Building | 18.85 Acres of Land
Auction Date: August 7th, 2025 | Opening Bid: \$21,800,000



<https://www.pincusmedia.com/cottonwood-group-buys-89-8m-note-secured-by-boris-kuzinez-no-mad-condo-project>

Pin
Co
Our Business Intelligence

BANKRUPTCY SALE
10 MOUNTAINVIEW RD, UPPER SADDLE RIVER, NJ
RESIDENTIAL REDEVELOPMENT OPPORTUNITY
193,332 SF VACANT Office Building | 18.85 Acres of Land
Auction Date: August 7th, 2025 | Opening Bid: \$21,800,000

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Cottonwood Group buys \$89.8M note secured by Boris Kuzinez NoMad condo project

July 1, 2023 3:04pm



BANKRUPTCY SALE

10 MOUNTAINVIEW RD

UPPER SADDLE RIVER, NJ

RESIDENTIAL REDEVELOPMENT OPPORTUNITY

193,000 SF VACANT Office Building

18.85 Acres of Land

Auction Date: August 7th, 2025 at 2:30 PM

Opening Bid: \$21,800,000

GREG CORBIN

greg@northgatereg.com

212.369.1800

CHAYA MILWORN

chaya@northgatereg.com

212.419.8103



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Kohan Retail buys \$120M note | Cottonwood Group buys \$89.6M note

 Pincus Media 442@pincusmedia.com

To: Greg Corbin / Northgate

11:41 AM Wed Aug 6 2025

11:41 AM Wed Aug 6 2025



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BANKRUPTCY SALE

10 MOUNTAINVIEW RD

UPPER SADDLE RIVER, NJ

RESIDENTIAL REDEVELOPMENT OPPORTUNITY

193,000 SF VACANT Office Building

18.85 Acres of Land

Auction Date: August 7th, 2025 at 2:30 PM

Opening Bid: \$21,800,000

GREG CORBIN

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CHAYA MILWORN

chaya@northgatereg.com

212.419.8103



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BANKRUPTCY SALE

10 MOUNTAINVIEW RD, UPPER SADDLE RIVER, NJ

RESIDENTIAL REDEVELOPMENT OPPORTUNITY | 193,332 SF VACANT Office Building
18.85 Acres of Land | Auction Date: August 7th, 2025 | Opening Bid: \$21,800,000




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REAL ESTATE GROUP

Marx Realty; NWBCCC; NYC Accelerator June Expo; & Shawn Aziz featured in today's NYREJ newsletter #CRE


New York Real Estate Journal <info-ny@rejournal.com>
To: Chaya Milwint

View as Webpage

Daily
New York Real Estate Journal Daily Newsletter recap
Sign Up Now Free!



BANKRUPTCY SALE
10 MOUNTAINVIEW RD, UPPER SADDLE RIVER, NJ
RESIDENTIAL REDEVELOPMENT OPPORTUNITY | 193,332 SF VACANT Office Building
18.85 Acres of Land | Auction Date: August 7th, 2025 | Opening Bid: \$21,800,000



**From floor plan
to top floor.**

Tue 7/15/2025 2:05 PM



The New York Times
Company

621 10th Avenue
New York, NY 10018
nytimes.com

PROOF OF PUBLICATION

June 12, 2025

I, Tami Bacon, in my capacity as a Principal Clerk of the Publisher of The New York Times, a daily newspaper of general circulation printed and published in the City, County, and State of New York, hereby certify that the advertisement annexed hereto was published in the editions of The New York Times on the following date or dates, to wit on:

6/12/2025, NY/NATL, pg B4

Tami Bacon

Sworn to me this 12th day
of June, 2025

Sharon Schnitz
County Clerk
State of New York
Nassau County
Commissioner # 9120161221
Commission Expires 07/28/2026

MINERAPATCH AUCTION OF REAL PROPERTY

10 Mountaineer Rd, Upper Saddle River, NJ 07468

Real Estate Group has been exclusively retained to sell the following site at 10 Mountaineer Rd, Upper Saddle River, NJ 07468. This seven, 2 story office building features 701,227 sq ft of office space, 15,000 sq ft of parking, and a great residential development opportunity. Located just off route 17 in Upper Saddle River, the office building is a three (3) story, four (4) story building. The property also includes a two (2) story office building with 7,000 sq ft of office space and 200 parking spaces. Features surrounding include: retail, food, and service. Living and shopping areas including: Douglas Shopping Center, which includes a Jiffy Lube, Home Depot, and Dunkin' Donuts.

Opening bid: \$11,000,000

Auction Date: Thursday, August 7th, 2025 at 1:30 PM (ET)

Interested bidders must contact Greg Corle of Real Estate Group at 914-261-1221.

For more information on how to participate in the auction:

visit www.auctioneers.com

AFFIDAVIT OF PUBLICATION

Order Number: 11400155

STATE OF WISCONSIN
Brown County

Of The Record and **Herald News** are the newspapers of general circulation and published in Hackensack and Woodland Park, in the Counties of Bergen and Passaic, and of general circulation in Bergen, Passaic, Essex, Hudson, Morris and Essex Counties, who being duly sworn, deponent and saith that the advertisement of which the amount is a true copy, has been published in said newspaper in the issue

08/08/2025

Legal Use: *Linda Hart*
 History Public State of Wisconsin County of Dodge
Kevin Grey
 3-7-27
 My subsequent signature

KAITLYN FELTY
Notary Public
State of Wisconsin

BANKRUPTCY ACTION OF REAL PROPERTY

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[illegible]

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Author's address: Department of Economics, University of California, San Diego, 950 University Ave., #0350, La Jolla, CA 92037, USA.
E-mail: edward@ucsd.edu

Information Users: You can contact the Center at Southcoast Pest Control Group at SouthcoastPestControl@comcast.net. We are interested in how to participate in the study.

The Neuropharmacology section
Page 208 of 211

[illegible]



EMAIL CAMPAIGNS



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The screenshot displays the Constant Contact web application interface. At the top, a dark blue header contains the Constant Contact logo on the left and a navigation menu on the right with links for 'My Account', 'Pricing', 'Community', 'Apps', 'Services', 'Help', and 'Log Out'. Below the header, a light blue banner displays a welcome message: 'Welcome to Constant Contact, Greg!'. A secondary navigation bar features tabs for 'Home', 'Email', 'Social Campaigns', 'EventSpot', and 'Survey', along with icons and labels for 'Contacts', 'Library', and 'My Settings'. The main content area is divided into several sections. On the left, three yellow action buttons are visible: 'Create an Email' (with an icon of an envelope), 'Create a Survey' (with an icon of a document and a checkmark), and 'Create an Event' (with an icon of a calendar). Below these is a 'Recent Work' section with a 'My Emails' link and a 'View all' link. On the right, a 'Contacts' section shows a green box with the text '39,043 ACTIVE CONTACTS'. Below this, there are links for 'Add contacts' and 'Sign-Up Tools'. A status message at the top right of the main area indicates the user is logged in as 'goorbin@besenassociates.com, Account Owner'.

Constant Contact

My Account | Pricing | Community | Apps | Services | Help | Log Out

Welcome to Constant Contact, Greg!

Home | Email | Social Campaigns | EventSpot | Survey

Contacts | Library | My Settings

Logged in as goorbin@besenassociates.com, Account Owner

Create an Email
Overview | FAQs

Create a Survey
Overview | FAQs

Create an Event
Overview | FAQs

Recent Work

My Emails [View all](#)

Contacts

39,043 ACTIVE CONTACTS

[Add contacts](#)

[Sign-Up Tools](#)



 Greg Corbin

 Design Library


 Stats

 Dashboard

 Activity

 Email API

 Validation

 Marketing

 Suppressions

Automations

Single Sends

Contacts

Custom Fields

Signup Forms

Senders

Notifications

Unsubscribe Groups

 Settings

 Twilio SMS **NEW**

Reputation **98%**

[VIEW ACCOUNT USAGE](#)


Contact Lists

Create ▾

Add Contacts ▾

 Search by identifier

 Active Exports

TYPE	NAME	COUNT	ACTION
 Global	All Contacts	121,005	

Partner content -- Residential Redevelopment of 193,000 SF Vacant Office Bldg. | BANKRUPTCY SALE



PincusCo Media <ap@pincusco.com>
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Wed 8/25/2025 10:15 AM



Partner Content

Northgate Real Estate Group | Exclusive
BANKRUPTCY SALE
10 MOUNTAINVIEW RD
UPPER SADDLE RIVER, NJ



Northgate Real Estate Group | Exclusive
BANKRUPTCY SALE
10 MOUNTAINVIEW RD
UPPER SADDLE RIVER, NJ

RESIDENTIAL REDEVELOPMENT OPPORTUNITY
193,000 SF VACANT Office Building
WAS: \$10M of Land

PROPERTY HIGHLIGHTS:

- 193,000 SF vacant office building, strong redevelopment potential
- Currently a 193,000 SF vacant office building on 10.50 acres of land
- Interchange of Route 17 and Mountainview Road is close by, Upper Saddle River, NJ
- 100+ parking spaces
- Great lot of 10.50 acres on Mountainview Road with a 193,000 sq ft office building
- Excellent opportunity to build a new, multi-story, mixed-use development including housing, offices, retail, and more

Just 10 minutes from
New York City, Tuesday August 19, 2025
Northgate Real Estate Group
Call Greg Carlin at 201-261-1111
or email at greg@northgate-re.com

For more information, please contact:
Northgate Real Estate Group

Greg Carlin Sales Representative 201-261-1111 greg@northgate-re.com	John Smith Sales Representative 201-261-1111 john@northgate-re.com	Sarah Johnson Sales Representative 201-261-1111 sarah@northgate-re.com

NORTHGATE

Residential Redevelopment of 193,000 SF Vacant Office Bldg. | BANKRUPTCY SALE

New York Real Estate Journal <info-my@rejournal.com>
To: Chaya Milworn

Reply Reply All Forward


The 8/26/2025 7:11 AM

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New York Real Estate Journal
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THE COMMERCIAL REAL ESTATE MEDIA SOURCE

HOT PROPERTY ALERT

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BANKRUPTCY SALE
10 MOUNTAINVIEW RD
UPPER SADDLE RIVER, NJ



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BANKRUPTCY SALE
10 MOUNTAINVIEW RD
UPPER SADDLE RIVER, NJ



RESIDENTIAL, MULTI-UNITED COMMERCIAL
193,000 SF VACANT OFFICE BUILDING
10.65 ACRES OF LAND

EXCLUSIVE BANKRUPTCY
Residential redevelopment opportunity, zoning
flexibility, 100% of vacant office building in
the heart of town.
Redevelopment of 100,000 SF Vacant Office Building in
Upper Saddle River, New Jersey.
10.65 Acres of Land.
100,000 SF of Vacant Office Building in
Upper Saddle River, New Jersey.
10.65 Acres of Land.
100,000 SF of Vacant Office Building in
Upper Saddle River, New Jersey.
10.65 Acres of Land.

EXCLUSIVE BANKRUPTCY
100,000 SF of Vacant Office Building in
Upper Saddle River, New Jersey.
10.65 Acres of Land.



For more information, please contact
Northgate Real Estate Group

 Name Title	 Name Title	 Name Title
 Name Title	 Name Title	 Name Title

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OPPORTUNITIES IN THE DISTRESSED MARKET

Distressed Entity/Seller Name or Description	Type of Sale	Industry	Assets for Sale	Stalking Horse Bid	Next Bidding Deadline	Auction
384 South 8th Street, Brooklyn, NY	Bankruptcy Sale	Real Estate	2,505 SF, 3-story, 2-family property	n/a	7/7/2025 at 5:00 p.m. (ET)	7/9/2025 at 3:30 p.m. (ET)
500 City Island Avenue, Bronx, NY	Bankruptcy Sale	Real Estate	Corner retail building with onsite parking and featuring 266' of frontage	n/a	n/a	7/10/2025 at 2:30 p.m. (ET)
Flagship Resort Development Corporation	Bankruptcy Sale	Real Estate	Substantially all assets	n/a	7/14/2025 at 4:00 p.m. (ET)	7/16/2025 at 10:00 a.m. (ET)
8001 Fort Hamilton Pkwy., Brooklyn, NY	Bankruptcy Sale	Real Estate	4-story, 43,000 SF multifamily building, featuring 51 residential units	n/a	7/16/2025 at 5:00 p.m. (ET)	7/16/2025 at 3:30 p.m. (ET)
Miscellaneous Sustainable Finance Corporation	Bankruptcy Sale	Finance	Substantially all assets	Stalking Horse Bid Deadline: 7/14/2025 at 5:00 p.m. (CT)	7/21/2025 at 5:00 p.m. (CT)	8/5/2025 at 9:00 a.m. (CT)
Stockell House, Miami, FL	Bankruptcy Sale	Real Estate	Rooftop commercial condo with pool and water views, 40th-floor rooftop space spans approximately 11,721 square feet	Stalking Horse Opportunity Available	7/31/2025 (Date subject to Bankruptcy Court approval.)	8/5/2025 (Date subject to Bankruptcy Court approval.)
10 Mountview Rd., Upper Saddle River, NJ	Bankruptcy Sale	Real Estate	3-story, 193,332 SF office complex with a residential redevelopment opportunity	n/a	n/a	8/7/2025 at 3:30 p.m. (ET)
Beverly Hills Development Site, CA	Bankruptcy Sale	Real Estate	3.2 acres in the gated community of Bella Vista Estates in Beverly Hills	n/a	8/16/2025	9/23/2025
Project Lumberjack	Private Structured Asset Sale	Manufacturing	Hardwood manufacturing company	n/a	n/a	n/a




REAL ESTATE WEBSITES



NORTHGATE
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10 Mountainview Rd - Office Park/Redevelopment: 10 Mountainview - Office

For Sale | Price Not Disclosed | Active | Secure Info Registration



MANAGE PHOTOS

Days Since Last Update

5

[Edit Listing](#)

[Confirm up-to-date](#)

90 Day Views

12,597

[Want to improve?](#)

Marketing Quality

Good

[Want to improve?](#)

Marketing Tools

[Leads \(1\)](#)

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[Listing Performance](#)

Exposure Level

Silver

This listing appears on:
Editor and Leaflet

[Get More Exposure](#)




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LoopNet

Office Park/Redevelopment: 10 Mountainview | 10 Mountainview Rd

195,552 SF - 4-Star Office Building | Upper Saddle River, NJ 07458 | For Sale

Office Space | 10 Mountainview Rd | Upper Saddle River, NJ 07458



2,591 Listings with photos, photos, attachments, contacts, and more

2 Photos | [View all photos](#)

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EXECUTIVE SUMMARY

Auction Date: Thursday, August 7th, 2025, at 2:00pm
Opening Bid: \$21,800,000
Property Snapshot

- 3-story, vacant office building off Route 17 in Upper Saddle River in Bergen County, NJ
- 195,552 SF of building sits on 16.66 acres of land
- APN: 200-01-0000-0000-0000-0000

- 2 independent entrances, each with a three-story sky to attract lobby
- Tenants can enjoy numerous surrounding dining and shopping options
- Potential redevelopment opportunity as zoning modifications are being undertaken which would pave the way for development
- Conveniently located right off of Route 17 & with connectivity to Manhattan in 10 minutes

CONTACTS

Greg Carlin

Chris Wilson


MarketplaceDashboardTeamBuy

UpgradeSignFeatured PropertiesFeed

Chaps Millers

OverviewDetailsDescriptionMapsDocumentsProject Settings

SavePrintBook



MapStreet ViewVR Photos

Office Park/Redevelopment: 10 Mountainview

Market Price

10 Mountainview Road, Upper Saddle River, NJ 07438


For SaleOffice

Active

195,332 sqft
Building Size

18.85 acres
Lot Size

Owner

Chuck Millers
Managing Director

greg.millers

973-439-6000

Contact

Calling Millers

Request Info or Schedule a viewing over listing

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Office Park/Redevelopment: 10 Mountainview
OFFICE WITH REDEVELOPMENT OPPORTUNITY

[View CRM](#) | [Submit LDR](#)

Property Dashboard

Address:
10 Mountainview Rd, Upper Saddle River, NJ 07448
[Show on Map](#)

Days Market May 1, 2025	Days on Market 5W days	Time Since Last Update 46 days
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Details

Property Type	Industrial, Office	Subtypes	Traditional Office
Square Footage	191,332	Nett Built	150K
Buildings	1	Shower	3
Zoning	IP	Lot Size (acres)	16.85

INTELLIGENCE
[Explore more in-depth Comp & Recent details for this property.](#) [Options](#)

Marketing Description

Auction Date: Thursday, August 7th, 2025 at 2:20pm
Opening Bid: \$21,800,000

Property Snapshot

- 3-story, vacant office building off Route 17 in Upper Saddle River in Bergen County, NJ
- 191,332 SF of building area on 16.85 acres of land
- 600+ feet of frontage on Mountainview Road
- 610 parking spaces

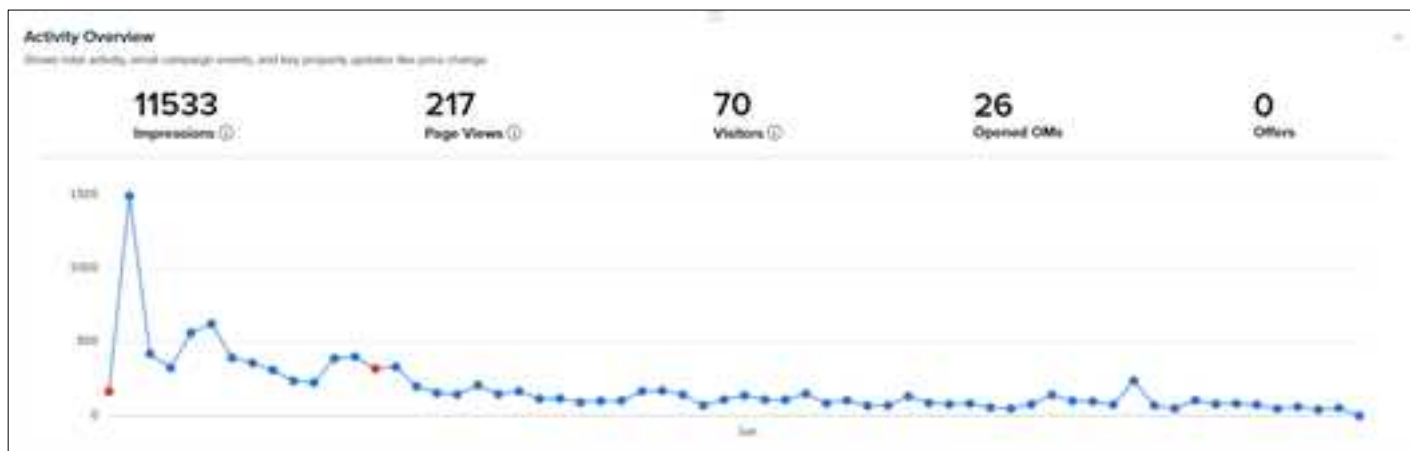
Listing Contacts

Greg Corbin
License: NY 4000F05753
Phone Number: Call
[Chat](#) | [View my profile](#)

Cheryl Milson
License: NY 640126855
Phone Number: Call
[Contact](#) | [View my profile](#)

Active
Bidding Price
Bids have not yet started. Please wait until bidding begins.
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Unsold




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Address: 10 Mountainview Rd, Upper Saddle River, NJ 07458, USA

New York & Tri-State

Created date: May 1, 2025

Date last updated: May 14, 2025

Property Description

Auction Date: Thursday, August 7th, 2025, at 2:30pm Opening Bid: \$21,800,000 Property Snapshot - 3-story, vacant office building off Route 17 in Upper Saddle River in Bergen County, NJ - 193,332 SF of building area on 18.85 acres of land - 600+ feet of frontage on Mountainview Road - 818 parking spaces - 2 independent entrances, each with a three-story sky lit atrium lobby - Tenants can enjoy numerous surrounding dining and shopping options - Potential redevelopment opportunity as zoning modifications are being undertaken which would pave the way for development - Conveniently located right off of Route 17 E with connectivity to Manhattan in 30 minutes

[Add a Listing](#)
[Advertise](#)

NORTHSTAR REAL ESTATE GROUP

Chaya Milam

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Office Park/Redevelopment: 10 Mountainview

10 Mountainview Road, Upper Saddle River, NJ 07458

[Add Space](#)
[Edit Property](#)

Chaya Milam

Northstar Real Estate Group

First Name*

Your first name

Last Name*

Your last name

Email*

Type email

Phone*

Type phone number

Company

Your company name

Message

I found a listing for Office Park/Redevelopment: 10 Mountainview on CommercialCafe and I'd like additional information about this property.

This site is protected by reCAPTCHA and the Google Privacy Policy and Terms of Service apply.


Send Request

CommercialCafe is a marketing tool provided by Northstar. You agree to the CommercialCafe Terms of Service and Privacy Policy.

For Sale

Property Type

Property Size



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NEW YORK'S #1

BANKRUPTCY, FORECLOSURE & RESTRUCTURING BROKERAGE FIRM


On the Market



BANKRUPTCY SALE

10 Mountbush Rd,
Upper Saddle River, NJ 07606


3 story, 64,000 sq. ft. office complex with a residential
redevelopment opportunity.



BANKRUPTCY SALE

800 Park St,
Brant, NY 13616


12,000 sq. ft. corner multi-use building consisting of 10
residential units and 2 retail units.



BANKRUPTCY SALE

600 Intervale Avenue,
Brant, NY 13605

One-story multi-use building consisting of 27 residential units
and 4 retail units.



BANKRUPTCY SALE

3714 Sudgewick Avenue,
Brant, NY 13605

16,000 sq. multi-use building featuring 64 residential units.

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10 Mountainview Rd, Upper Saddle River, NJ 07458

For Sale

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Overview

BANKRUPTCY SALE

10 Mountainview Rd,
Upper Saddle River, NJ 07458

Description

3 story, 163,333 SF office complex with a residential redevelopment opportunity.

PROPERTY SNAPSHOT

- 3-story, vacant office building off Route 17 in Upper Saddle River in Bergen County, NJ
- 163,333 SF of building area on 10.85 acres of land
- 600+ feet of frontage on Mountainview Road
- 258 parking spaces
- 2 independent entrances, each with a three-story sky lit atrium lobby
- Tenants can enjoy numerous surrounding dining and shopping options
- Potential redevelopment opportunity as zoning modifications are being undertaken which would pave the way for development
- Conveniently located right off of Route 17 & with connectivity to Manhattan in 30 minutes

Auction Details

Opening Bid: \$21,800,000

Auction Date: Thursday, August 7th, 2025 at 2:30 PM

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FLOOR PLANS

Office Park/Redevelopment: 10 Mountainview

10 Mountainview Road - Seaside River, NJ 07458

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Asset Snapshot

Asset Type	Real Estate	Property Type	Office
Land Area	10.95 Acres	Year Built	1980
Number of Floors	3	Number of Buildings	3
Property Size	100,000 Sq Ft		

Unlisted
ASKING PRICE

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Call for Offers

Office Park/Redevelopment: 10 Mountainview

10 Mountainview Rd - Upper Saddle River, NJ

Asset Status	Bankruptcy Sale	Est. Collateral Value	\$25,500,000
Asset Type	Bankruptcy Sale	Full Payoff Amount	Bankruptcy Sale
Collateral Type	Office	Offers Due	08-07-2025 06:35 AM EDT

Bankruptcy Sale

See Due Diligence

DAYS

HRS

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37 : 17 : 25 : 39

Make an Offer

Asset Description

Property Details

Foreclosure Overview

Due Diligence

Asset Description

Auction Date: Thursday, August 7th, 2025, at 2:00pm

Development Site at 10 Mountainview Road in Upper Saddle River

AUCTION

**Start: \$21,800,000 • Aug 7, 2025**

10 Mountainview Road, Upper Saddle River, NJ 07458

the listing

map

Property Description

BID DEADLINE: TUESDAY, AUGUST 5TH, 2025 at 5:00 PM

AUCTION DATE: THURSDAY, AUGUST 7TH, 2025 at 2:30 PM

OPENING BID: \$21,800,000

Property Snapshot

- Residential redevelopment opportunity; zoning modifications in progress
- Currently a 193,332 SF vacant office building on 18.85 acres of land
- Intersection of Route 17 and Mountainview Road in Upper Saddle River, Bergen County, NJ

**Chaya Milworn**Senior Director
(212) 388-9938
28 Closed
28 Closed**Greg Corbin**President
(212) 419-8101
87 Closed
87 Closed

CONTACT

MAKE OFFER

Sample of the **750** Domains that contain keywords of bankruptcy, foreclosure, broker, real estate, UCC, REO, loan sales, notes, banks, CMBS, debt, mortgage, defaults, listings, properties, deals, Article 9, 363, Chapter 11 and 7: ALL POINTING BACK TO **NORTHGATEREG.COM**

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10 Mountainview Road, Upper Saddle, NJ

RESIDENTIAL REDEVELOPMENT OPPORTUNITY

3-Stories | 193,332 SF

Auction Date: Thursday, August 7th at 2:30 PM

Opening Bid: \$21,800,000

Contact: Team@northgatereg.com #realestate #bankruptcy #Building

BANKRUPTCY SALE **10**

10 MOUNTAINVIEW RD, UPPER SADDLE RIVER, NJ




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Years of Experience




RESIDENTIAL REDEVELOPMENT OPPORTUNITY

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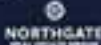
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BANKRUPTCY SALE

10 MOUNTAINVIEW RD, UPPER SADDLE RIVER, NJ



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BANKRUPTCY SALE

10 MOUNTAINVIEW RD, UPPER SADDLE RIVER, NJ

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FOR MORE INFORMATION, PLEASE CONTACT
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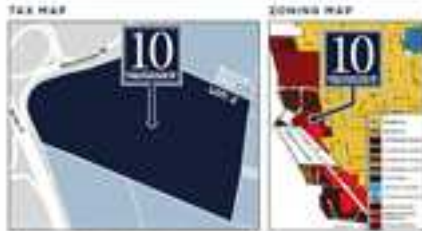
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PROPERTY SNAPSHOT

- Residential redevelopment opportunity: zoning modifications in progress
- Currently a 193,132 SF vacant office building on 18.85 acres of land
- Intersection of Route 17 and Mountainview Road in Upper Saddle River, Bergen County, NJ
- 28 miles from Manhattan
- 800+ feet of frontage on Mountainview Road with 2 independent access roads
- 876 parking spaces
- Numerous surrounding country clubs, hotels, golf courses, dining and shopping options including: ShopRite, Wegmans, Starbucks, Ulta, Shopper's, LifeTime Fitness, Petco, and Chick-fil-A

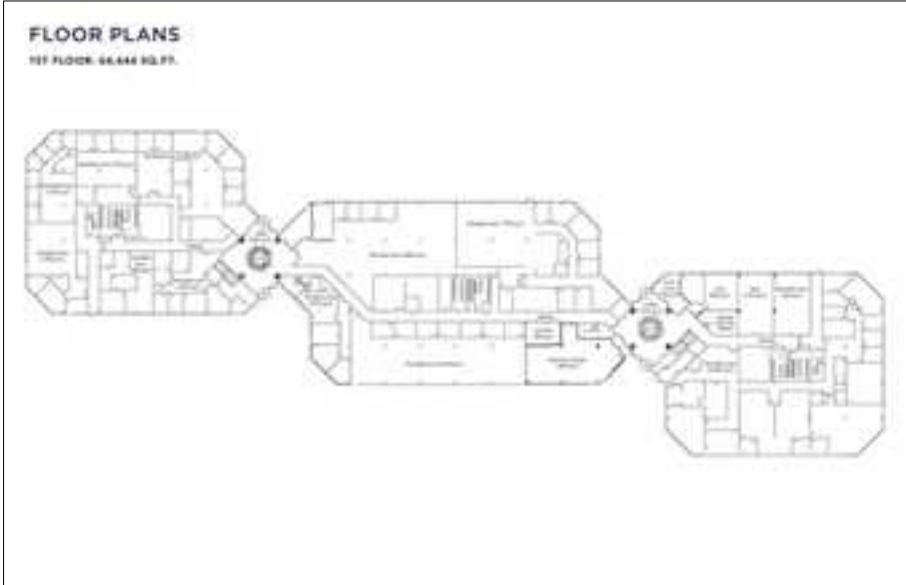
PROPERTY OVERVIEW

Type	Office Building
Address	10 Mountainview Road (Upper Saddle River, NJ)
Block/Lot	1000 / 1
Stories	3
Year Built	1996
Lot Size	18.85 acres (821,100 SF)
Building SF	193,132 SF
Yield	0.28
zoning	W (Industrial Park)

BID DEADLINE: TUESDAY, AUGUST 5TH, 2025 AT 3:00 PM
AUCTION DATE: THURSDAY, AUGUST 7TH, 2025 AT 2:00 PM
OPENING BID: \$21,800,000
 Sale Subject to Bankruptcy Court Approval

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Abraham	Esses		Optimum Properties	(212) 980-1111	(646) 450-2111	ae@optimump.com
Abraham	Rabadi				(914) 403-7111	aberabadi4@gmail.com
Achille	Raspantini	Founder	Tech Ops	(212) 465-1111		a.raspantini@techops.com
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Al	Gindi	Acquisitions	ASG Equities	(212) 235-6111	(917) 921-2111	alrgindi@asge.com
Alan	Jamnik			(516) 308-1111		alan@ajamnik.com
Alan	Wasserman	Founder	Wasserman Management	(914) 637-6111	(914) 400-7111	aw@swmanag.com
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Alexander	Muravsky	Acquisitions Associate	Kimco Realty Corporation	(516) 869-9111		amuravsky@kimco.com
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Alexander	Spivak	CEO & Founder	Stagg Development	(347) 538-7111		commercialaci.com
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Allen	Handelman	VP of Development	Conifer	(585) 324-0111	(585) 943-3111	ahandelman@conifer.com
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Robert	Abrams	Partner	Katsky Korins LLP	(21) 237	rabrams@korins.com	605	nue New York	NY	10158
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John	Acierno	Shareholder	Polsinelli PC	305 30	jacierno@polsinelli.com	315	ne E Miami	FL	33131
Benjamin	Ackerly	Senior Counsel	Hunton Andrews Kurth LLP	(80) 479	backer@haskins.com	230	erasha Richmond	VA	23223
Stephanie	Ackerman	Associate	Baker & Hostetler LLP	(21) 851	sackerman@bakerhostetler.com	45	F Pla New York	NY	10111
Neil	Ackerman	Of Counsel	Pryor & Mandelup, LLP	(51) 999	na@pryor.com	675	try F Westbury	NY	11570
Lesley	Adamo	Partner	Lowenstein Sandler LLP	(64) 974	ladamo@lowenstein.com	125	of th New York	NY	10020
Jason Reid	Adams	Partner	Kelley Drye & Warren LLP	(21) 056	jadam@kelleydrye.com	3	W Ce New York	NY	10007
Blaine	Adams	Associate	McDermott Will & Emery LLP	(21) 376	badams@mcdermott.com	One	t Av New York	NY	10017-38
Jonathan	Adelsberg	Partner	Herrick Feinstein LLP	(21) 423	jadelstein@herick.com	Two	nue New York	NY	10016
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Jacob	Adlerstein	Partner	Paul Weiss Rifkind Wharton & G	(21) 142	jadler@paulweiss.com	128	of th New York	NY	10019-60
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Farah	Ahmed	Shareholder	Greenberg Traurig LLP	212 93	Farah.ahmed@law.com	One	t Av New York	NY	10017
Kathleen	Aiello	Partner	Klestadt Winters Jureller Southa	(21) 000	kaiello@klestadt.com	200	t Str New York	NY	10036
Jacqueline	Aiello	Associate	Stradley Ronon Stevens & Young	(21) 139	jaiello@stradley.com	100	nue New York	NY	10017
Erica	Aisner	Partner	Kirby Aisner & Curley LLP	(91) 500	eaisner@kirby.com	700	d, St Scarsdale	NY	10583
Marianne	Ajemian	Chair - Real Estate	Nutter McClennen & Fish LLP	(61) 391	majemian@nutter.com	155	ld Boston	MA	02210





INVESTOR DEMAND



NORTHGATE
REAL ESTATE GROUP

Colleen Morrissey 10 Mountainview Road Upper Saddle R... Hi Chaya, Hope you're well. Could you	3/3/2025	Eddie Dean Re: Long time..... Eddie Dean, Eddie@degprepresents.com	3/26/2025	Sami Abunasra RE: Tier 2 DD access requested for your ... Hi Chaya, Thank you for providing the	5/5/2025
Sol Strulovic 10 Mountain View Rd USR NJ Hi Chaya, I am checking in on 10	2/25/2025	Benjamin Spiritos Re: 10 Mountainview Rd How does 10:30 or 11 this morning look	3/25/2025	Brett Silverman Re: 10 Mountainview Was the stalking horse contract	5/5/2025
Jonathan Rozenberg Upper Saddle River Hi Chaya - We're interested in the office	2/24/2025	Adam Tannenbaum Upper Saddle River - 10 Mountainview ... Hi Chaya, It was a pleasure speaking	3/19/2025	CJ Huter 10 Mountainview Rd, Upper Saddle Riv... Greg, Good afternoon. Please let me	5/5/2025
Alex Mouzakitis Re: 10 Mountainview Is this going to be an auction?	2/20/2025	Adam Tannenbaum 10 Mountainview Rd bankruptcy sale Hi Greg, What is the ask here? Anything	3/18/2025	Stephen Matri Re: 10 Mountainview Road Hi Greg, Following up on this? Stephen	5/5/2025
Stephen Sullivan Re: As is where is? Sent from my iPhone	2/12/2025	Sol Strulovic Re: 10 Mountain View Rd USR NJ Hi Chaya, Any updates here? Best	3/12/2025	notifications@xchange.loans Tier 2 DD access requested for your ass... A new interest in your asset!	3/4/2025
Gavin Holzer Re: 10 Mountainview Rd, Upper Saddle ... Ok, thanks for the update.	2/11/2025	Max Dooley Re: Eastman Residential Thanks for sending. What is the	3/11/2025	Marc Palestina 10 Mountainview Rd Upper Saddle River Hi Greg, Hope all is well. We have a	5/2/2025
Gavin Holzer 10 Mountainview Rd, Upper Saddle Riv... Hi, What is pricing guidance for the	2/11/2025	Joe Mastromonaco 10 Mountainview Greg & Chaya, I have a very established	3/11/2025	notifications@xchange.loans CA has been executed for your asset Of... A new interest in your asset!	5/1/2025
Abraham Lowy Fwd: Borough of Upper Saddle River R... ----- Forwarded message -----	2/11/2025	Joe Forgione Re: First Look: Residential Development... Chaya: please include Angela. Thank you	3/10/2025	Joe Mastromonaco Re: 10 Mountainview Road Upper Sadd... Greg, Please find the attached offer to	4/25/2025
Lee E. Buchwald Viewstar: potential bidders Attached are some indications of	2/4/2025	Joe Forgione Re: First Look: Residential Development... Thank you, I will review the OM when	3/7/2025	arnon . 10 Mountainview Rd, Upper Saddle Riv... Hey Chaya, Good talking to you. Please	4/24/2025
Ben Cherenfant Re: 10 Mountainview Rd, Upper Saddle Thanks - we have info on it. Do you	2/4/2025	Jonathan Rozenberg Upper Saddle River Chaya - I know we spoke about this a	3/5/2025	Benjamin Spiritos RE: 10 Mountainview Rd Hi Chaya - Hope all is well. Do you have	4/9/2025
Ben Blumenthal 10 mountainview Hi Greg, Can you send me details when	1/30/2025	Harry Spira Re: Please send 10 Mountainview Hi Chaya, Any update with 10	3/4/2025	Joel Bergstein Re: (EXT)RE: 10 Mountainview Thank you. Please cc Lance Joel	3/28/2025

Alec DeMattheis
10 Mountain View Road Upper Saddle ...
Greg: Nice speaking with you earlier. If

5/22/2025

Alberto Smeke
Please send more info on the bankrupt...
Alberto Smeke Managing Partner CSC

6/25/2025

Alexander Doctoroff
LoopNet Lead for Office Park / Redevel...
New Lead

7/19/2025

Greg Kanter
RE: 10 Mountainview Rd., Uppers Saddl...
Hi, Just following up to see if you can

5/22/2025

Shmilu Katz
Please send more info on the bankrupt...
Hi... Is it rezoned for a hotel? <end>

6/25/2025

notifications@xchange.loans
CA has been executed for your asset Of...
A new interest in your asset!

7/11/2025

Guido Subotovsky
Upper Saddle River
Greg Long time, hope you're well. I

5/21/2025

Troiano, Judy (Avison Young - ...
RE: 10 Mountainview Rd, USR
Hi Greg, Despite my taking days to

6/23/2025

Patrick Milner
Re: 10 Mountain View Road Upper Sad...
Thank you. Is there a data room

7/8/2025

Jesse Tepedino
10 Mountainview Road, USR Auction Sale
Good morning, Greg and Chaya, Out

5/21/2025

frank.zisa@icloud.com
10 Mountainview Road - Upper Saddle ...
Greg, Following up on our quick call. I

6/23/2025

Patrick Milner
10 Mountain View Road Upper Saddle ...
Hi Greg, Thanks for taking the call.

7/8/2025

Greg Kanter
RE: 10 Mountainview Rd., Uppers Saddl...
Thanks Greg, For some reason the file

5/20/2025

LeHane Robert L.
10 Mountainview Road Upper Saddle R...
Thank you, Chaya. Nice speaking with

6/5/2025

Itchie Gross
Re: Upper Saddle River
Itchie Gross Kinder Fresh Investments

7/3/2025

Davis Mullins
RE: 10 Mountainview Rd Inquiry
Chaya, Do you have any information

5/19/2025

Curt Casteel
RE: Residential Redevelopment of 193,0...
Hi Greg & Chaya, I hope you're both

6/4/2025

Rochelle Dimont
Bankruptcy Residential Redevelopment ...
Rochelle Dimont <end>

7/1/2025

Slava Zborovsky
Re: 10 Mountainview Road Upper Sadd...
Hi Greg, Thanks for the update. Can you

5/19/2025

Guido Subotovsky
Re: Upper Saddle River
Hey- following up on the below. Free to

5/29/2025

Templin, Scott
10 Mountainview Road
Hi Greg and Chaya - My name is Scott

7/1/2025

Slava Zborovsky
10 Mountainview Road Upper Saddle R...
Hi Greg, Slava Zborovsky here, broker

5/19/2025

Nick Buckner
10 Mountainview (Upper Saddle River, ...
Good afternoon Greg, I handle land

5/28/2025

David Marom
Please send more info on the bankrupt...
Please send more info on the bankruptcy

6/25/2025

John Mannix
Re: Residential Redevelopment of 193,0...
\$23m, John M,

5/16/2025

Nick Buckner
10 Mountainview (Upper Saddle River, ...
Good afternoon Greg, I handle land

5/28/2025

Bernie Bauer
Please send more info on the bankrupt...
Please send more info on the bankruptcy

6/25/2025

Steven Ancona
RE: Residential Redevelopment of 193,0...
Is there additional information available

5/15/2025

Jesse Tepedino
Re: 10 Mountainview Road, USR Audio...
Thank you, Chaya. Have a nice weekend

5/23/2025

Moshe Sander
10 mountain view
Please send info Thanks Moshe <end>

6/25/2025

Jack Morris
Re: Residential Redevelopment of 193,0...
I would like to talk to you about this

5/15/2025

Jesse Tepedino
RE: 10 Mountainview Road, USR Audio...
Excellent - looking forward to it. Jesse

5/23/2025

Elya Kahn
Please send more info on the bankrupt...
get me the details i might have a client

6/25/2025

Activity Summary

First	Last	Level of Interest	Phone	Email	Last Action Date	Company	Industry Role	City
Abri	Adrian	Visited Page	(347) 582-4755	adrianad@gmail.com	8/26/2025	SA Partner	Principal	Brooklyn
Adam	Adrian	Requested Info	(718) 716-8885	adam@adrian.com	8/26/2025	Program Realty	Principal Broker	Spring Valley
Adam	Adrian	Opened CRM	(718) 716-8885	adrianad@gmail.com	8/26/2025	Global Realty	Principal Broker	Spring
Adam	Adrian	Opened CRM	(949) 254-2545	adrianad@gmail.com	8/26/2025	Global Realty	Principal	Stanford
Alexander	Tan	Visited Page	(212) 944-8885	tan@alexander.com	8/26/2025	Asia Property	Principal Broker	New York
Andrew	Luca	Visited Page	(949) 254-2545	andrewluca@gmail.com	8/26/2025	Luca Investment	Principal	Woodland Hills
Andrew	Luca	Opened CRM	(949) 254-2545	andrewluca@gmail.com	8/26/2025		Principal	
Anthony	Torres	Opened CRM	(949) 254-2545	antonio@torres.com	8/26/2025	SA Commercial Broker		Carle Place
Anthony	Torres	Visited Page		antonio@torres.com	8/26/2025			
Art	Sam	Visited Page	(212) 944-8885	art@sam.com	8/26/2025	Global Realty	Principal	New York
Bari	Thomas	Visited Page	(949) 254-2545	bthomas@bari.com	8/26/2025		Principal	
Bibi	Theresa	Opened CRM		bibi@theresa.com	8/26/2025	Quanta	Principal Broker	New York
Berlin	Margaret	Opened CRM	(718) 716-8885	berlin@margaret.com	8/26/2025	SA Realty	Principal	Brooklyn
Brian	Conrad	Visited Page	(949) 254-2545	brian@conrad.com	8/26/2025	Landmark	Principal	Sturbridge
Brian	Conrad	Opened CRM	(718) 716-8885	brian@conrad.com	8/26/2025	Customer's Value Broker		New York
Carly	Theresa	Opened CRM	(949) 254-2545	carly@theresa.com	8/26/2025	SA	Principal Broker	New York City
Charles	Lee	Requested Info	(212) 944-8885	charleslee@gmail.com	8/26/2025	SA Commercial Real Estate Service		LOS ANGELES
Chen	Andrew	Requested Info	(949) 254-2545	chen@andrew.com	8/26/2025	Quanta	Principal	Wilmington
Chris	Pauline	Opened CRM	(949) 254-2545	chris@pauline.com	8/26/2025		Principal	
David	John	Opened CRM	(949) 254-2545	david@john.com	8/26/2025	Quanta	Principal	NY
David	John	Visited Page	(949) 254-2545	david@john.com	8/26/2025	Program Realty	Principal	Glendale
Eddy	Frank	Opened CRM	(949) 254-2545	eddy@frank.com	8/26/2025	SA	Principal	San Tapan
Edward	Wong	Opened CRM	(949) 254-2545	edward@wong.com	8/26/2025		Broker	
Gavin	John	Visited Page	(212) 944-8885	gavin@john.com	8/26/2025	SA Realty	Principal	Flushing
Greg	John	Visited Page	(212) 944-8885	greg@john.com	8/26/2025	Program Realty	Principal	New York
Har	Sam	Opened CRM	(949) 254-2545	har@sam.com	8/26/2025	Global Realty	Principal	New York
Helen	Conrad	Requested Info	(949) 254-2545	helen@conrad.com	8/26/2025	Major Broker	Principal	New York
Helen	Conrad	Visited Page		helen@conrad.com	8/26/2025		Broker	
Howard	John	Visited Page	(949) 254-2545	howard@john.com	8/26/2025	SA	Principal	Fort Washington
J. Eli	John	Visited Page	(949) 254-2545	jeli@john.com	8/26/2025	Global Realty	Principal Broker	Carle Place
Janet	Frank	Opened CRM	(949) 254-2545	janet@frank.com	8/26/2025	SA	Principal	Spring Valley
Jay	John	Opened CRM	(949) 254-2545	jay@john.com	8/26/2025	Quanta	Broker	NY
John	John	Opened CRM	(949) 254-2545	john@john.com	8/26/2025	SA	Principal	New York
John	John	Opened CRM	(949) 254-2545	john@john.com	8/26/2025	SA	Principal	NY
Joseph	John	Visited Page	(212) 944-8885	joseph@john.com	8/26/2025	SA	Principal	New York
Karen	John	Opened CRM	(212) 944-8885	karen@john.com	8/26/2025	SA	Principal	New York
Karl	Wong	Opened CRM	(949) 254-2545	karl@wong.com	8/26/2025	SA	Principal	Carle Place
Luca	Wong	Opened CRM	(949) 254-2545	luca@wong.com	8/26/2025	SA	Principal	New York
Mac	Wong	Opened CRM	(949) 254-2545	mac@wong.com	8/26/2025	SA	Principal	New York

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Andre Cuadrado
John Frantzis
Peter Marsh
Robert Eisenberg
George Stone
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Hertzl Moezinia
Tommy Chen
Sidhartha Singh
Philip Justiss
Guang Zhao

Buyer Name
Jeet Jogani
Jane Tuning
Thomas Baldwin
Michael DiSimone
marc schuster
Sidhartha Singh
Rao Kanikicharla
Matt McCann
Gavin Holzer
John Ahern
Mitchell Ditman

Buyer Name
VM Equities
Bojan Jankulovski
Akely Byfield
David Newby
Joseph Saghian
Sandy Martin
Eugene Fedotov
Greg Corbin
Germain Villene...
Jason Thrower
Kevin Juma
Methodios Valli...

Buyer Name
James Ihssen
Michael Jimenez
Shaun Novinbak...
Jackie Nyaoro
Gary Ickowicz
Gavin Holzer
John Ahern
Eric Cramer
Ven BALUMURI
Sam Kashi
Gregory Van Cle...
Mitchell Ditman

	Name
	AB A B
	AD alan boutehsaz
	AM Ammar mohamed
	AC Andy Camacho
	AR Angelo Radoncic
	Ben Thypin
	BY Ben Yam
	BR Bijan Rosen
	BE Bryan Ellis
	Carlos Bravo
	Christopher DeVin...
	David Shapiro
	DR David Rodas

	Name
	DB Dovid Blum
	EC Eddie Chen
	ES Eileen Sakolsky
	Gary Wang
	Greg Corbin
	IA ihsan amatullah
	IR Isaac Ruttner
	JW James Wang
	JK Jay kim
	Jonathan Philippou
	JB Joseph Boso
	Lazer Schlesinger
	MD Maleke Drabla
	Matthew Mindell
	MI Miriam Jacobowitz

	Name
	MY Morad Yeroushalmi
	NC Natalia Correa
	RA Rotimi Ajao
	SC Sam Chao
	SB Samuel Brown
	SW Sarah Waller
	Soheir Maher
	SA Summer Alhamash
	TL Thomas Lesniak
	UB uri ben yehuda
	YE Yakov ehrenreich

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